

## detached house for sale in Castrocielo

**€ 215.000**

**Ref. AC99-149-1601**



**184 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7**

### "Villa Marina"

In Castrocielo, a Ciociaro town known for its tranquility and the beauty of the surrounding landscape, in a residential area and more precisely in Via per la Stazione, we offer for sale an interesting villa with garden and accessories.

This property represents a unique opportunity for those who want a comfortable, spacious and customizable home, surrounded by nature and a few steps from essential services.

The villa is on two levels, with a ground floor completely finished and ready to be inhabited, offering a surface area of approximately 184 m<sup>2</sup>.

Upon entering, you will be greeted by a bright living room, the heart of the house, where natural light floods the space through large windows, creating a warm and welcoming atmosphere.

This environment is perfect for moments of conviviality and relaxation, ideal for spending evenings with family or friends.

The kitchen, habitable and well distributed, offers enough space to prepare delicious dishes and share unforgettable lunches and dinners.

The sleeping area consists of three bedrooms, each with unique features, perfect for hosting a family or creating a personal space for guests.

The two bathrooms, modern and functional, ensure the comfort necessary for daily needs.

Going up to the first floor, you will find a space in its raw state, an opportunity to exploit to further customize your home according to your tastes and needs.

You can create a relaxation area, a study or even an independent apartment, depending on your needs. The villa is surrounded by a large garden of about 2,000 square meters, a true corner of paradise. Here, you can enjoy the beauty of nature, with olive trees that enrich the landscape and give a touch of Mediterranean authenticity.

The garden offers enough space for outdoor activities, such as barbecues, children's games or simply to enjoy the tranquility of the place (possibility of building a swimming pool).

The property is completed by a storage room and garage, providing additional space for storing equipment and vehicles. In addition, the villa is equipped with photovoltaic panels that guarantee a power of approximately 10 kW, allowing to significantly reduce energy costs and contributing to a more sustainable lifestyle.

Thermally insulated PVC frames ensure excellent insulation, keeping rooms cool in summer and warm in winter. Castrocielo, with its historical traditions and its strategic position, offers a high quality of life.

The proximity to Frosinone and the transport network makes this location ideal for those who work in the city but want to take refuge in a peaceful residential context.

This Villetta is more than just a house; it is an opportunity to build the life you have always wanted, surrounded by the beauty of nature and the tranquility of the Ciociaro landscape.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** A1

## Features

Code: AC99-149-1601	Reason: Sale
Categoria: detached house	Address: Via per la stazione di Aquino, 38
Zip Code: 3030	Municipality: Castrocielo
Total Square Meters: 184 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 7
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Age Construction: 2012
Garden: Private, 2.000 sq.m.	Kitchen: Regular Kitchen
Box: Single	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Aluminum Frames	Shutters

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten

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Elementary Schools

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Schools

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High Schools

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Cafe

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Post Offices

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Shopping Centers

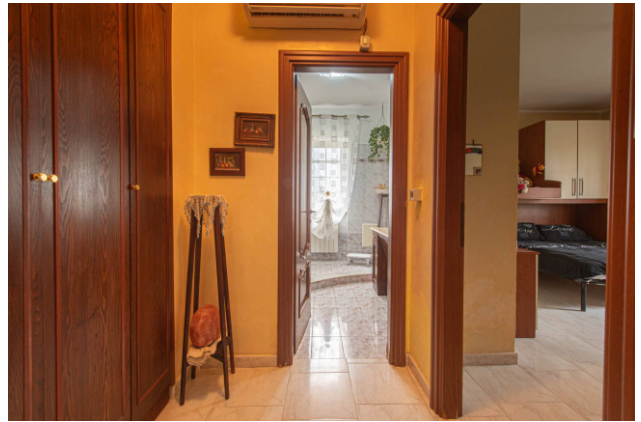
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Municipal Offices

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**Alfano Real Estate S.r.l.**

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